

4 SEP 1981

MEMORANDUM FOR: Director of Central Intelligence

VIA: Deputy Director of Central Intelligence

FROM: Harry E. Fitzwater  
Deputy Director for Administration

SUBJECT: New Building Planning

1. The purpose of this memorandum is to seek your approval of a recommended new building location for the Headquarters Compound. This approval constitutes the first of a sequence of approvals intended to result in consolidation of the Headquarters organization at Langley.

2. The following addresses actions taken to date, rationale for the recommendation, and the actions anticipated as a result of your approval.

a. The DCI's first long-range planning effort, completed in 1980, identified the desirability of constructing additional space on the Headquarters Compound and resulted in an instruction to the Comptroller to address this goal in FY-1983 program guidance.

b. In May 1981, the DDA constituted a Building Planning Staff (BPS) within the Office of Logistics devoted to design of a building program to satisfy this DCI goal. Directorate representatives were identified to work with the BPS in defining Agency space requirements to be included in the building program.

c. The Comptroller allocated \$250,000 to the DDA for contractual services in support of the design effort. Of these funds, \$150,000 has been obligated to a contract with the firm of Skidmore, Owings & Merrill for development of a Master Plan for future site development.

d. Actions have been initiated to comply with the requirements of Office of Management and Budget (OMB) Circular A-95. The procedures prescribed by this circular require review and comment by the National Capital Planning

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Commission (NCPC) and by state and county governments before OMB approval of Federal construction in the National Capital Region.

e. At this time, early consultations have been held with the NCPC Staff, Virginia Department of Highways, Fairfax County departments concerned, and the Dranesville District member of the Fairfax County Board of Supervisors.

f. Based on information provided by these bodies and onsite investigations by Skidmore, Owings & Merrill, a number of building alternatives have been developed. These alternatives are summarized in the attachment.

g. Preliminary cost analyses performed according to procedures stipulated in OMB Circular A-104 indicate Federal construction as the preferred alternative to continued leasing. The final cost analysis will not be available until design of the Master Plan is complete and more accurate construction cost estimates are possible.

3. Given the preferred building location, the Master Plan will be completed in sufficient detail to satisfy the information needs of the NCPC. An informational presentation will be made to the National Capital Planning Commission in October. The fully documented plan will be submitted to the NCPC Staff in November. This documentation will be distributed to state and county governments for a 60-day review. In January 1982, a formal presentation will be made to the NCPC and a final approval requested. By mid-January, the Agency will have met the OMB requirements of Circulars A-95 and A-104 and will possess a refined budgetary estimate of construction cost. With your support, budgeting actions and building design can then be initiated.

4. The architectural firm has recommended a new building on the west side of the Headquarters Building, physically connected to the existing building (see Alternative C). Our internal evaluation leads to the conclusion that this alternative will produce the lowest operating and maintenance cost, provide excellent flexibility for space allocation, represent a justifiable capital investment, and address the known concerns of NCPC, state, and county officials. Your approval of this location is requested.

[Redacted Signature Box]

Harry E. Fitzwater

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Attachment:

Master Development Plan & Environmental  
Assessment, Alternatives Evaluation,  
21 August 1981

cc: Comptroller, w/att

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APPROVED:



D | Director of Central Intelligence

Date

9/12/87

Distribution:

- Orig - Please return to D/L, w/att (Official)
- 1 - DCI, w/att
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## ROUTING AND RECORD SHEET

SUBJECT: (Optional)

New Building Planning

FROM:

Harry E. Fitzwater  
Deputy Director for  
Administration

EXTENSION

NO.

DDA 81-0361/8

DATE

4 September 1981

STAT

TO: (Officer designation, room number, and building)

DATE

RECEIVED

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OFFICER'S  
INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1. Deputy Director of  
Central Intelligence

2. 7D 6011 Hqs

3. ~~Director of Central  
Intelligence~~

4. 7D 5607 Hqs

5. Deputy Director for  
Administration

6. 7D 24 Hqs

7. Director of Logistics

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15.

The various alternatives  
have been reviewed by each of  
the directorates, and they  
have all concurred in  
Alternative C.

Harry E. Fitzwater

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